

Arlington High School Building Committee

Meeting Date: Tuesday, July 7, - 6:00 pm
Location: Conducted via Remote Participation

Agenda

1. Skanska Update
 - ◆ Vote to Approve the award of the Building Automation Consultant upon review and approval by the Finance Subcommittee
2. Consigli Update
 - ◆ Parmenter Monthly Update
 - ◆ AHS Monthly Update
 - ◆ Review Steel and Concrete Awards
3. HMFH Update
4. Subcommittee Reports
 - ◆ Communications
 - ◆ Finance
 - ◆ Interiors
 - ◆ Landscape & Exteriors
 - ◆ Memorials
 - ◆ SMEPPF
 - ◆ Security
 - ◆ Temp Use-Phasing
5. AHSBC Meeting Schedule
6. Approval of Minutes
 - ◆ Minutes of June 2, 2020
7. New Business

The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Members of the public are asked to send written comment to ktassone@arlington.k12.ma.us. Documents regarding agenda items will be made available via the Town's website.

<https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

Topic: AHS Building Committee

Time: Jul 7, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/94398024442>

Meeting ID: 943 9802 4442

One tap mobile

+16468769923,,94398024442# US (New York)

+13017158592,,94398024442# US (Germantown)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 943 9802 4442

Find your local number: <https://zoom.us/u/adHpnvVpoS>

7/7/20 AHSBC Draft Votes

1. The AHSBC gives authorization to the Finance Subcommittee to approve and award the forthcoming proposal for Building Automation Consultant services.
2. The AHSBC gives authorization to the Finance Subcommittee to approve and award OAL#12 and OAL#11 for Early Bid Package #4 Structural Steel and Concrete.

Proposed AHSBC Meeting Schedule:

- 8/4/20 KEEP (review alternates)

90% CD Estimate Reconciliation (8/13/20 – 8/14/20)

- 8/18/20 (Add for potential VE)
- 8/19/20 (Add for potential VE)
- 8/20/20 (Add for potential VE)
- 8/25/20 (Add to approve the 90% CD MSBA Submission)

90% CD MSBA Submission (8/27/20)

Consigli Owner Monthly Dashboard

June 2020

Parmenter School

17 Irving St. Arlington, MA

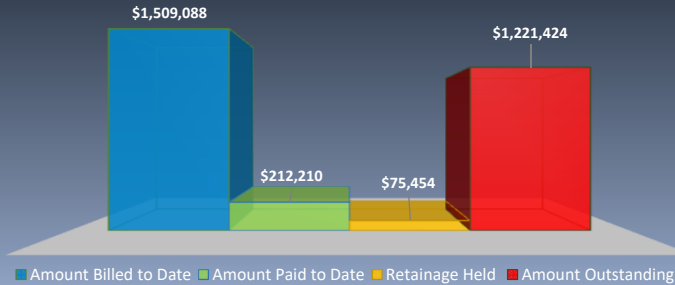


CONSIGLI
Est. 1963

Executive Overview

- Eversource providing permanent power on 06/26/20 did not occur. Required for elevator constructing and mechanical systems start up and operation. They are currently stating end of July to energize due to COVID-19 back log. The Town of Arlington is pursuing Eversource for a commitment.
- The project will not be on schedule as a result of no permanent power. The C of O on August 19th, 2020 is in jeopardy.
- Elevator shaft is complete and water tight. Elevator arrived as scheduled. A temporary generator will be used for the power required. Costs for this are not in the Construction budget.
- All finishes are scheduled to be installed in July, Mechanical system testing in early August. FF& E move in scheduled for week of 08/24/20.

Billing Status



Progress Pictures



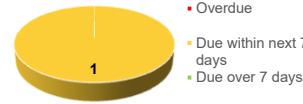
Safety

| | |
|------------------------------|--------|
| Current Project Safety Score | 96.40% |
| Total Man Hours to Date | 7,344 |
| Incidents to Date/ Month | 2/1 |

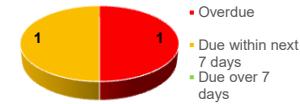
Workforce Reporting

| | |
|------------------------|-------|
| Minority Participation | 5.62% |
| Women Participation | 5.73% |
| Local Participation | 0.00% |

Submittal Response Status



RFI Response Status



Schedule

| Project Milestones | Target | Actual |
|---|-----------|-----------|
| Prep & Place Mech Room SOG | 5/14/2020 | 5/13/2020 |
| Frame Floors 2-4 | 5/18/2020 | 5/4/2020 |
| FRP Stairs/Slab Level 1 | 5/21/2020 | 5/15/2020 |
| Penthouse AVB Install Complete | 6/19/2020 | 6/22/2020 |
| Ready for Elevator Install | 6/24/2020 | 6/26/2020 |
| OH Rough - Swing Spaces | 6/26/2020 | |
| Schedule status as of June: On schedule | | |

Roadblocks

| Item | Resolution | BIC |
|---|------------|------|
| Item #2 - Eversource Permanent Power Date | 6/15/2020 | Town |
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Contract Status

| | |
|--------------------------|-------------|
| Original Contract Amount | \$2,580,810 |
| Approved Change Orders | \$30,866 |
| Current Contract Amount | \$2,611,676 |

Change Orders

| | |
|-------------------------|-----------|
| Verbal Approved | \$0 |
| Submitted | \$42,539 |
| Pending | \$117,565 |
| Total Potential Changes | \$160,104 |

Hold Status

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|----------------------|----------|
| Original Hold Budget | \$20,673 |
| Expended to Date | \$6,894 |
| Remaining Holds | \$13,779 |

Contingency Status

| | |
|-----------------------|----------|
| Original Cont. Value | \$51,956 |
| Expended to Date | \$11,989 |
| Remaining Contingency | \$39,967 |

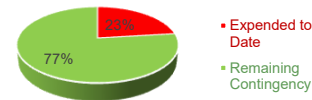
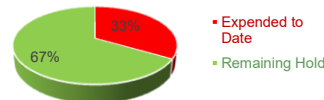
Allowance Status

| | |
|------------------------|-----|
| Original Allow. Budget | \$0 |
| Expended to Date | \$0 |
| Remaining Allowance | \$0 |
| 0% | |

Procurement

| | |
|-------------------------|------------|
| Percent Complete | 100.00% |
| Buyout Bust / Savings | (\$16,483) |
| Buyout Bust / Savings % | -1.00% |

| | |
|---------------------------|-------------|
| Projected Contract Amount | |
| With Potential Changes | \$2,771,780 |



PARMENTER SCHOOL STATUS REPORT - BUILDING COMMITTEE MEETING

OVERVIEW

- 1 Eversource has not provide new service power as planned for the last week in June. Power is required for construction of new elevator and MEP's.
- 2 Elevator arrived on site as planned and installation started last week in June. A temporary generator will be used for the construction of the elevator.
- 3 New electric switchgear installed and completed. Awaiting new power service
- 4 Elevator shaft above roof is weather tight, AVB installed and cladding panels scheduled for early July to install
- 5 Sidewalks have been placed.

SUMMARY

- 1 Installation of wheelchair lift scheduled for mid-July
- 2 GWB is nearing completion, painting and ceilings to follow.
- 3 Mechanical space new pumps, water heater, and HVAC systems installed. Wiring and start up to follow, once new power is energized.
- 4 Finishes – Cabinetry, millwork, flooring scheduled for late July.
- 5
- 6

PROGRESS PHOTOS



Consigli Owner Monthly Dashboard

June 2020

Arlington High School

860 Mass Ave. Arlington, MA

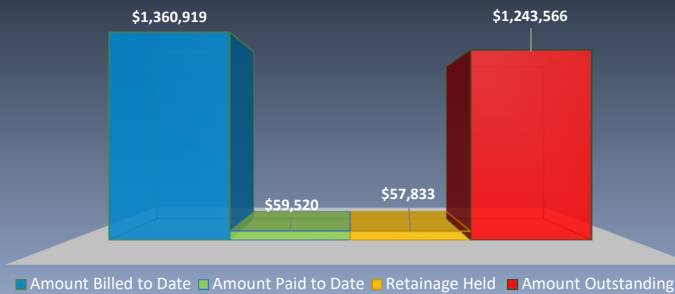


CONSIGLI
Est. 1965

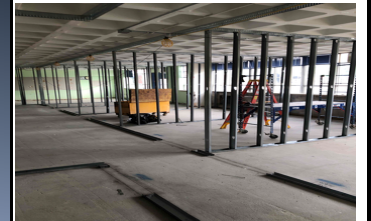
Executive Overview

- Phase 1 and all subsequent phases, completion dates were revised to align with school vacations. The geowell redesign resulted in a 4 week redesign of the 60% CD's.
- GMP Amendment #2 that includes; EBP #2 (enabling & PH-1 site, EBP #3 (swing space in Downs/aud. bldgs) & PH-2 to 4 (demolition and abatement) is being prepared for execution.
- Early Bid Package #4, Phase 1 concrete and structural steel descope with bidders completed. Award to follow Building Committee approval.
- 90% CD document issuance is July 2020 and estimate reconciliation in August 2020.
- Temporary staff and new West parking lots were completed. Utility relocation and "swing" space (within the high school) commenced.
- COVID-19 protocols and procedures are and remain in place.

Billing Status



Progress Pictures



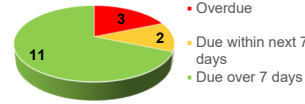
Safety

| | |
|------------------------------|--------|
| Current Project Safety Score | 94.30% |
| Total Man Hours to Date | 4,784 |
| Incidents to Date/ Month | 0 |

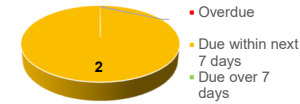
Workforce Reporting

| | |
|------------------------|-------|
| Minority Participation | 0.06% |
| Women Participation | 0.00% |
| Local Participation | N/A |

Submittal Response Status



RFI Response Status



Schedule

| Project Milestones | Target | Actual |
|--|-----------|-----------|
| Start Early Bid Package #2 | 4/23/2020 | 4/23/2020 |
| Completion of Early Bid Package #3 | 8/11/2020 | |
| HMFH Issue 100% CD | 10/6/2020 | |
| Completion of Phase 1 (Revised date for geowell redesign) ** | 2/11/2022 | |
| Completion of Phase 2 ** | 9/19/2023 | |
| Completion of Phase 3 ** | 9/18/2024 | |
| Completion of Phase 4 ** | 4/24/2025 | |
| Schedule status June: On schedule | | |

Roadblocks

| Item | Resolution | BIC |
|------------------------|------------|-----|
| None open at this time | | |
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Contract Status

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|--------------------------|--------------|
| Original Contract Amount | \$43,153,072 |
| Approved Change Orders | \$0 |
| Current Contract Amount | \$43,153,072 |
| Procurement | |
| Percent Complete | 4.50% |
| Buyout Bust / Savings | \$25,484 |
| Buyout Bust / Savings % | 0.00% |

Change Orders

| | |
|----------------------------------|--------------|
| Verbal Approved | \$0 |
| Submitted | \$885 |
| Pending | \$192,948 |
| Total Potential Changes | \$193,833 |
| Projected Contract Amount | |
| With Potential Changes | \$43,346,905 |

Hold Status

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|----------------------|-----------|
| Original Hold Budget | \$741,725 |
| Expended to Date | \$0 |
| Remaining Holds | \$741,725 |

Contingency Status

| | |
|-----------------------|-----------|
| Original Cont. Value | \$270,396 |
| Expended to Date | \$4,670 |
| Remaining Contingency | \$265,726 |

Allowance Status

| | |
|------------------------|-------------|
| Original Allow. Budget | \$2,848,652 |
| Expended to Date | \$0 |
| Remaining Allowance | \$2,848,652 |

ARLINGTON HIGH SCHOOL STATUS REPORT - BUILDING COMMITTEE MEETING

OVERVIEW

- 1 Early Bid Package #2 (EBP #2) enabling of existing utilities continues
- 2 Early Bid Package #3 (EBP #3) swing space. Alternate entrance, offices, classrooms (Pre-K moved out).
- 3 Early Bid Package #4 (EBP #4) Phase 1 (only) concrete and structural steel bidding and descopeing finalized. SBC to vote to approve.
- 4 Phase 2 to 4 Demolition and Abatement scopes awarded, and SBC approved.
- 5 Subcontract buyout for all noted design packages above are 100% complete.

SUMMARY

- 1 Paving base course completed at the West Parking lot (Peirce practice field) and staff parking (softball field)
- 2 Utility relocations completed, allowing the 36"/48" storm line installation to be installed. Currently 55% complete.
- 3 Installation of the duct bank for the existing power feeding the high school started
- 4 Rerouting of the existing gas piping, (prefabricated off site) commenced last week in June.
- 5 Relocation of fire line services continues.
- 6 EBP #2 permanent support of excavation drilled piles material fabricated. Mobilized to site last of June.
- 7 EPB #3 abatement & demo completed. Metal stud partitions installed. MEP rough in on going. HVAC and finishes being procured.

PROGRESS PHOTOS



Project: **Arlington High School**

Location: **Arlington , MA**

Date: **6/30/2020r**

Proposal: **Early Bid Package #4 (EBP #4) Phase 1 Concrete and Structural Steel**

Gross Area (SF): **408,500**



| CSI | DESCRIPTION | Budget 05/01/20 | GMP Value 06/30/2020 | Variance | Subcontractor | GMP Cost / SF |
|----------------------------|-----------------------------|-------------------|-------------------------|--------------|-------------------|------------------|
| 03.01 | Concrete | 4,040,070 | 4,035,335 | 4,735 | Riggs Contracting | \$9.89 |
| 05.01 | Structural Steel | 7,261,023 | 7,260,500 | 523 | Trimax | \$17.77 |
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| Sub Total of Trades | | 11,301,093 | 11,295,835 | 5,258 | | \$27.66 |
| | Design Contingency | - | | - | | \$0.00 |
| 1.40% | SDI (Subcontractor Bonds) | 158,215 | 158,142 | 74 | | \$0.39 |
| | Sub Total | 11,459,308 | 11,453,977 | 5,332 | | \$28.05 |
| 3.00% | Construction Contingency | 343,779 | 343,619 | 160 | | \$0.84 |
| LS | General Requirements | | | - | | \$0.00 |
| LS | General Conditions | - | | - | | \$0.00 |
| | Sub Total | 11,803,088 | 11,797,596 | 5,492 | | \$28.89 |
| 1.40% | General Liability Insurance | - | - | - | | \$0.00 |
| 0.00% | Permit | - | - | - | | \$0.00 |
| 0.75% | Payment & Performance Bond | - | - | - | | \$0.00 |
| | Sub Total | 11,803,088 | 11,797,596 | 5,492 | | \$28.89 |
| 2.00% | Fee | - | - | - | | \$0.00 |
| TOTAL COST | | 11,803,088 | 11,797,596 | 5,492 | Savings | \$28.89 |

AHSBC Presentation

July 7, 2020

ARLINGTON HIGH SCHOOL



HMFH ARCHITECTS

Construction Documents Updates

- Life Skills Cafe

LSC – Main Entry View



LSC –View 1

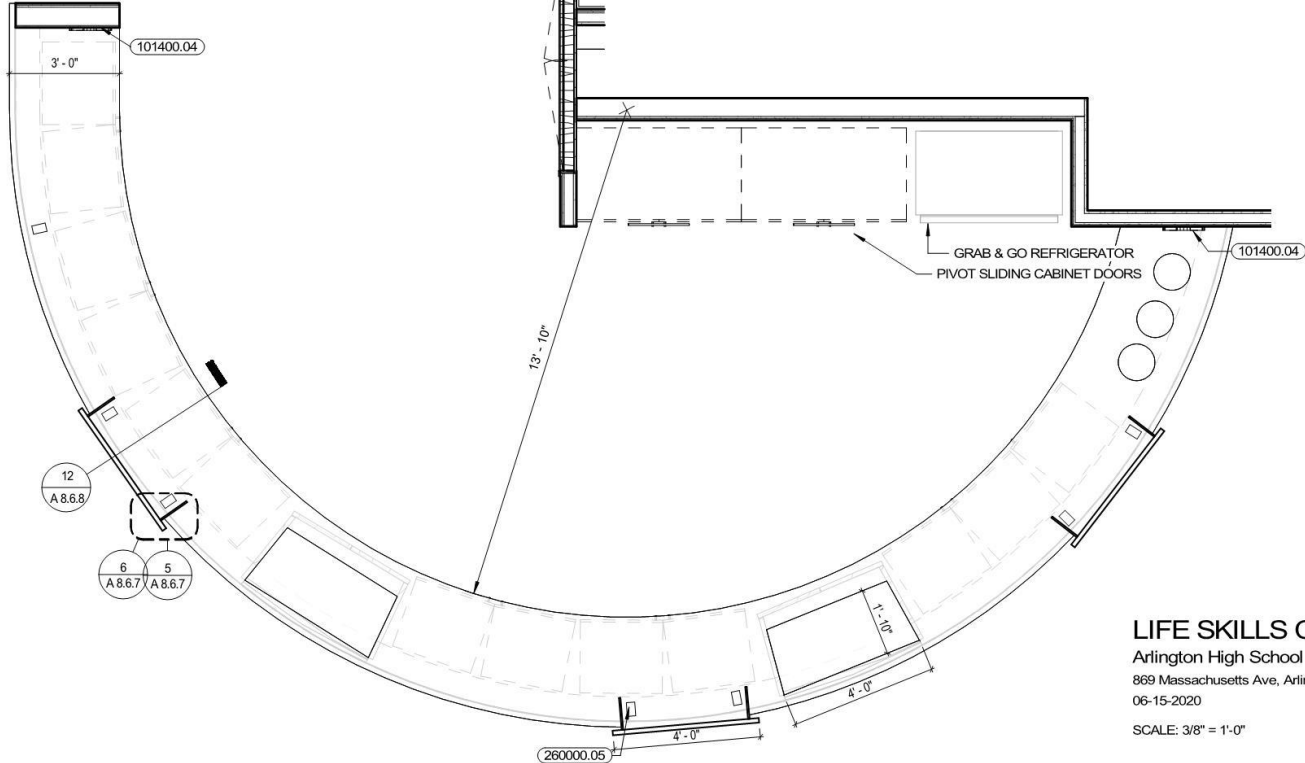


LSC –View 2



LSC Plan View

b0.4

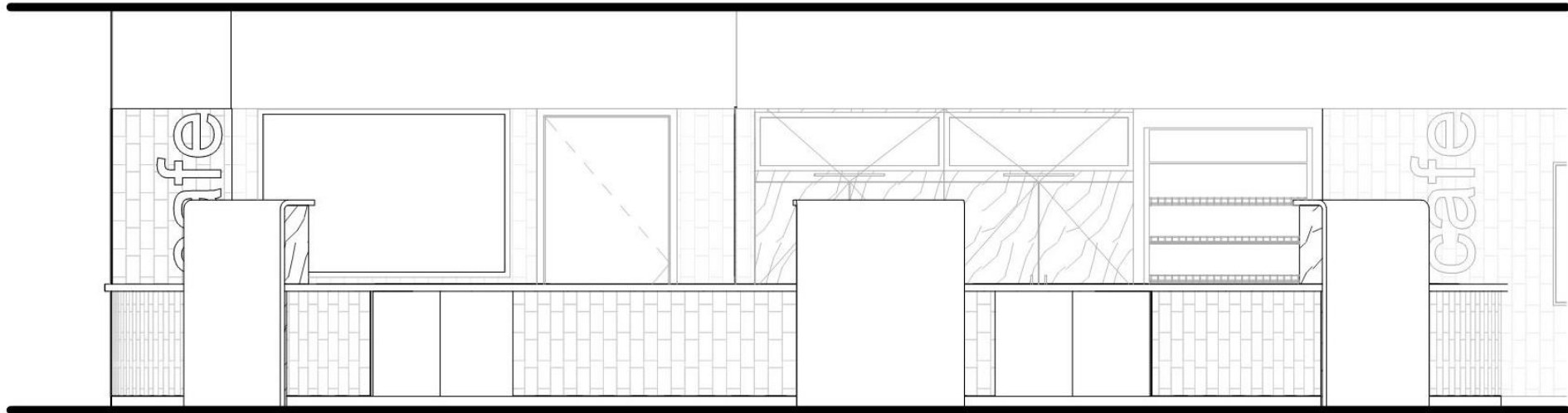


LIFE SKILLS CAFE

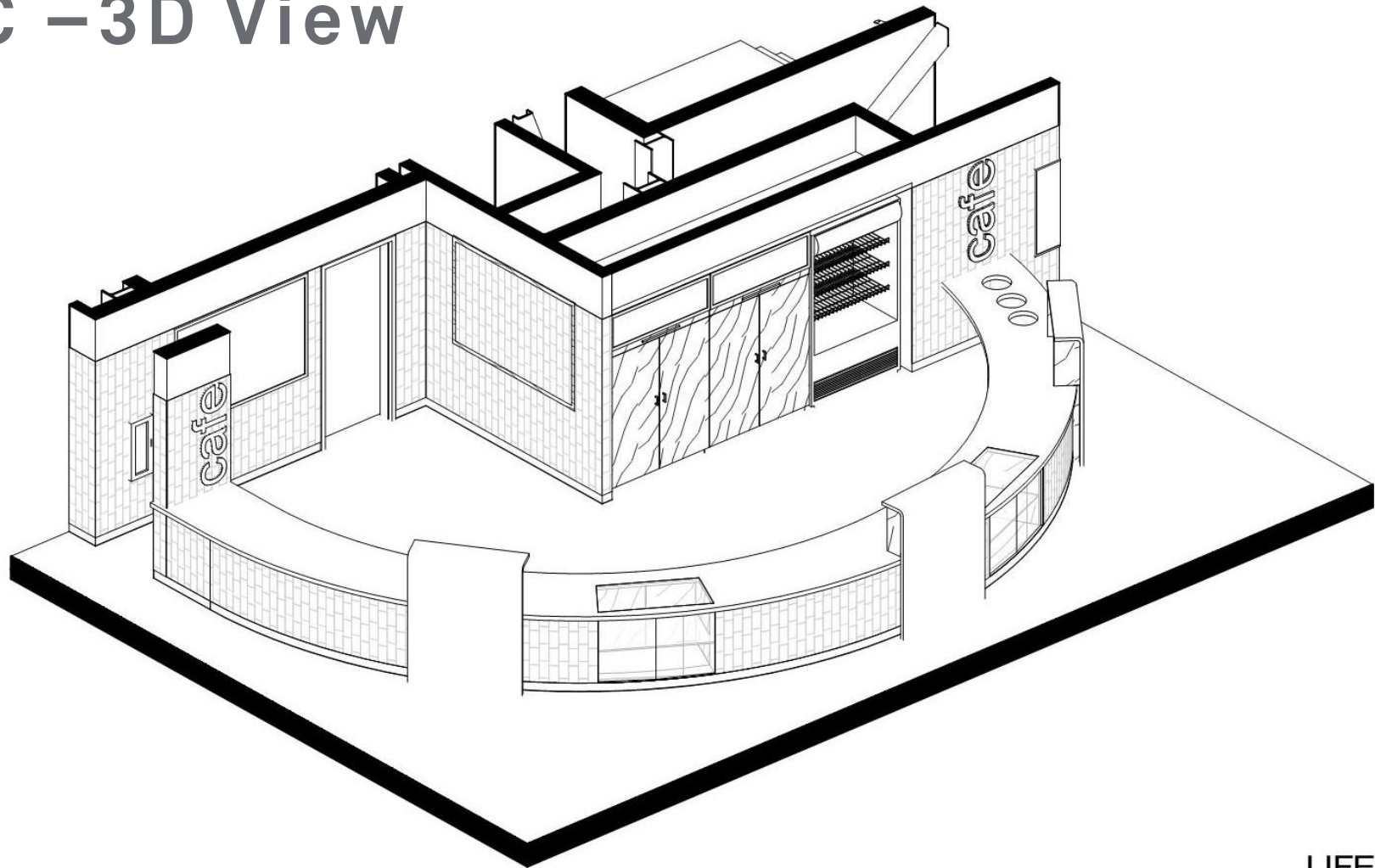
Arlington High School
869 Massachusetts Ave, Arlington, MA
06-15-2020

SCALE: 3/8" = 1'-0"

LSC – Elevation View



LSC – 3D View



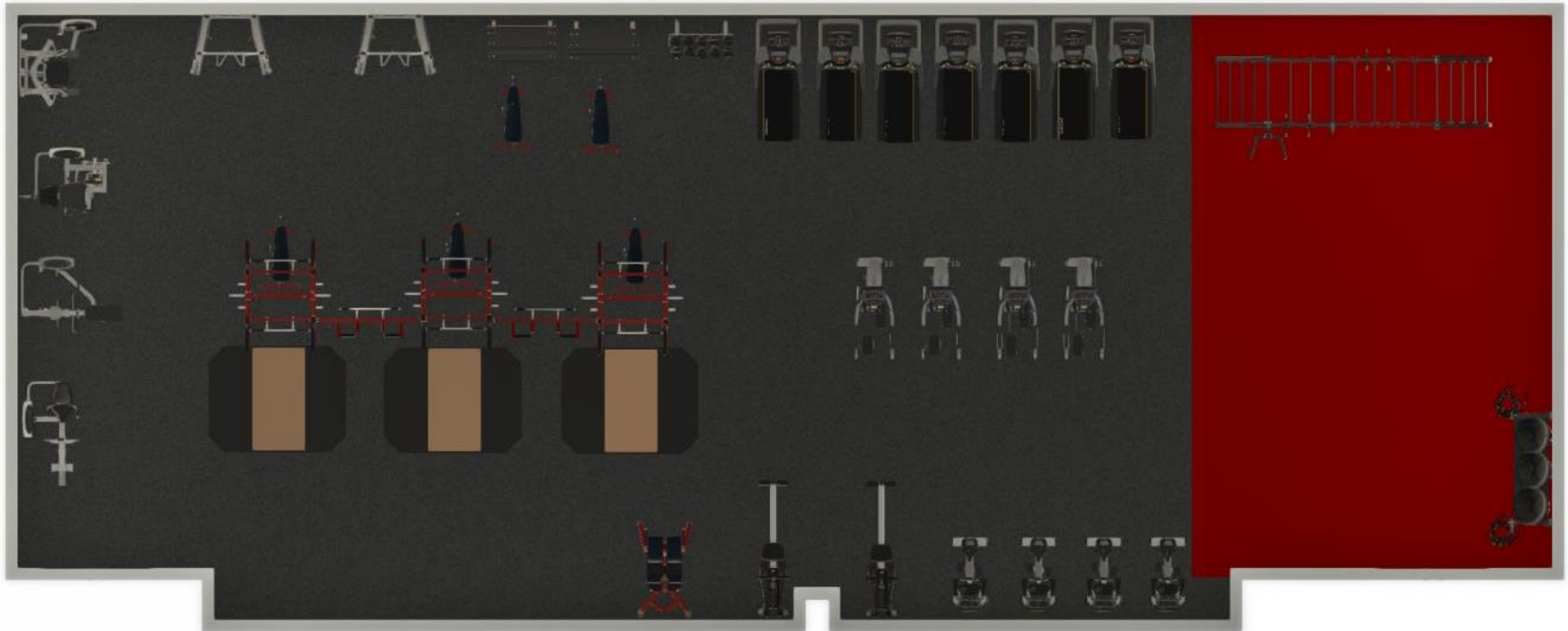
Perspective View from LSC



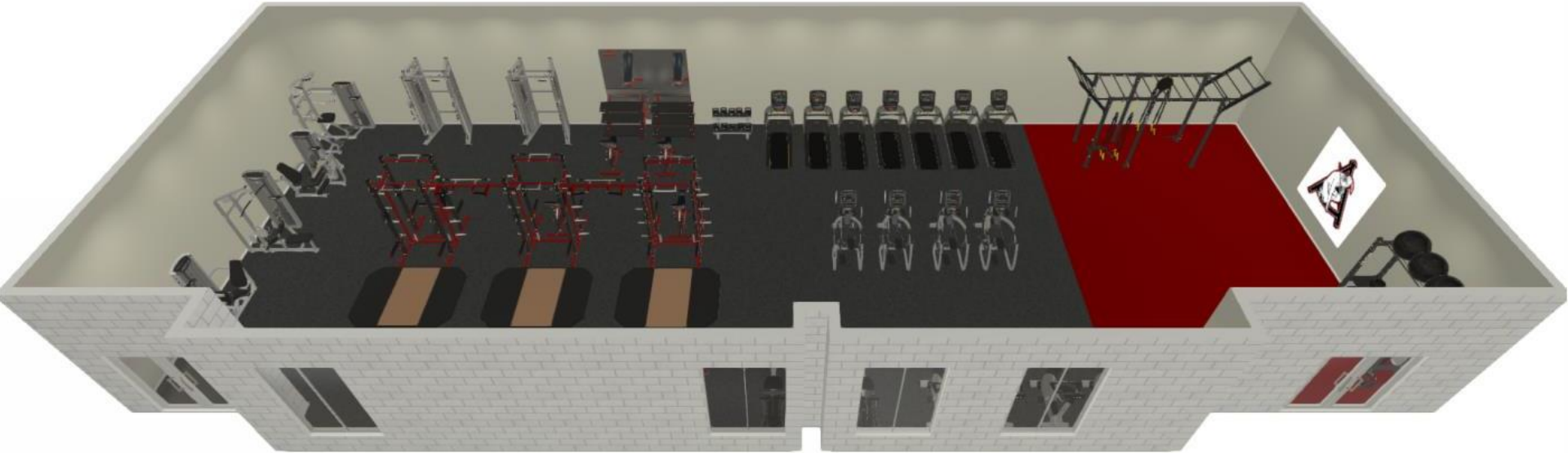
Construction Documents Updates

- Life Skills Café
- Fitness Center Layout

Fitness Center – by Matrix



Fitness Center - by Matrix



Construction Documents Updates

- Life Skills Café
- Fitness Center Layout
- AHS Faculty/Staff Coordination

AHS Faculty/Staff Coordination

- FACS appliance selection
- Ceramics/ art classroom ventilation discussion
- Gymnasium climbing wall design
- Plug load management
- Maker CADD equipment
- Smart Center equipment
- Copiers

Construction Documents Updates

- Life Skills Café
- Fitness Center Layout
- AHS Faculty/Staff Coordination
- Irrigation Scope

Irrigation Scope

Construction Documents Updates

- Life Skills Café
- Fitness Center Layout
- AHS Faculty/Staff Coordination
- Irrigation Scope
- Other Updates

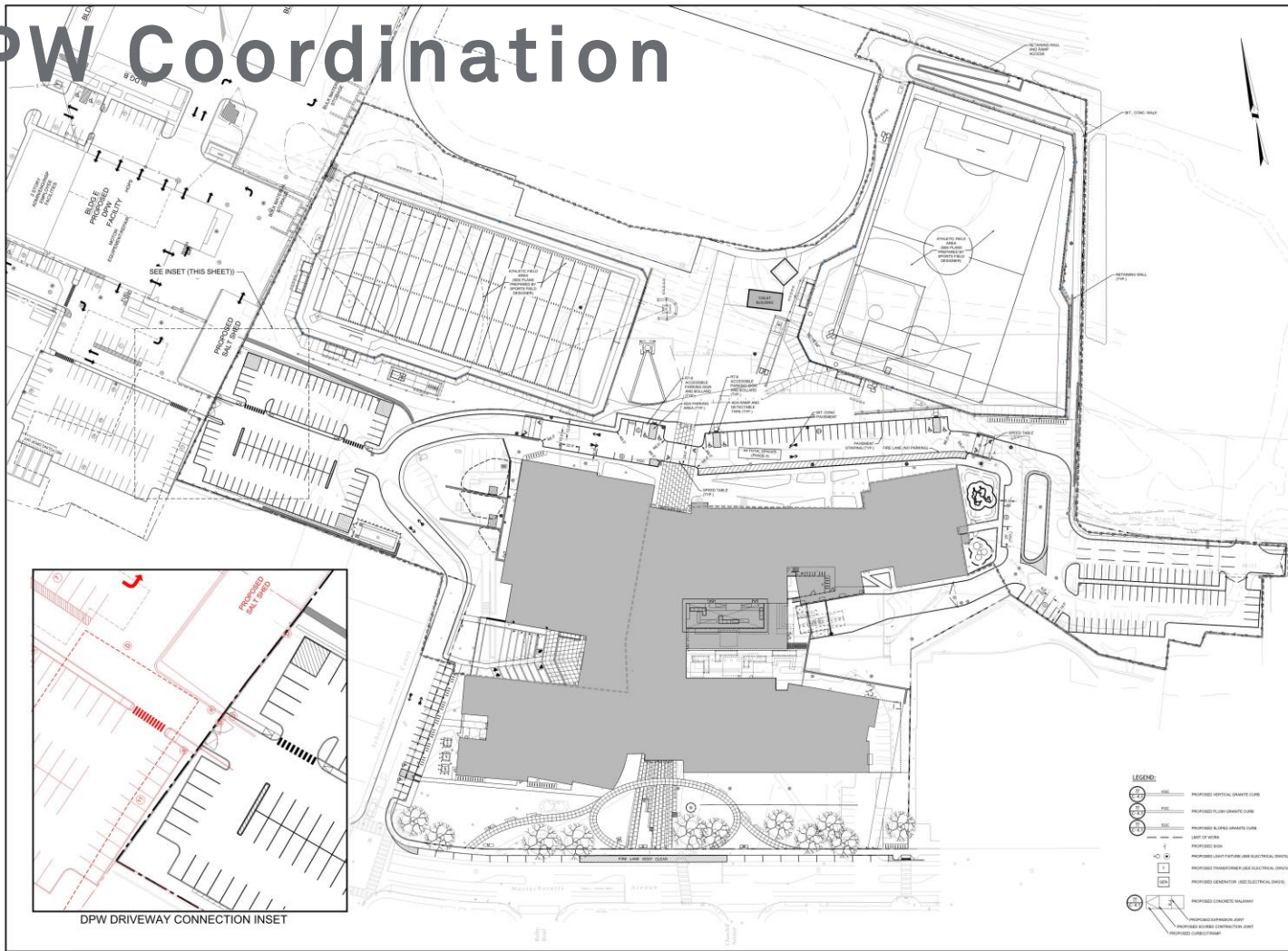
Other Updates

- Energy Model/LEED Scorecard – to be complete 08/04

Other Updates

- Energy Model/LEED Scorecard – to be complete 08/04
- DPW Project Coordination – on-going

DPW Coordination

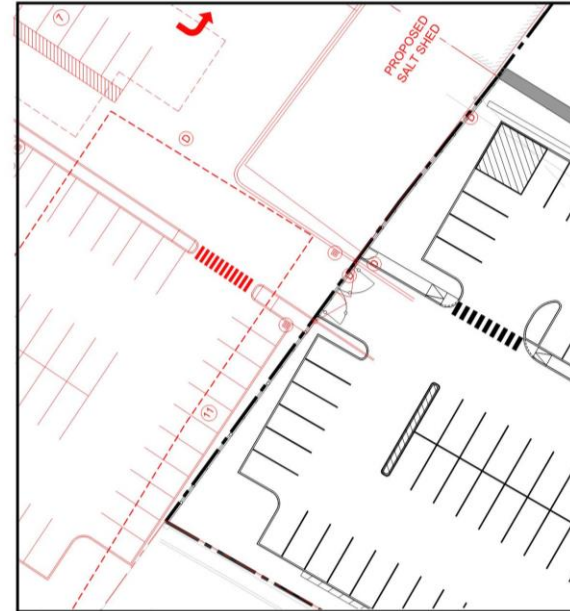
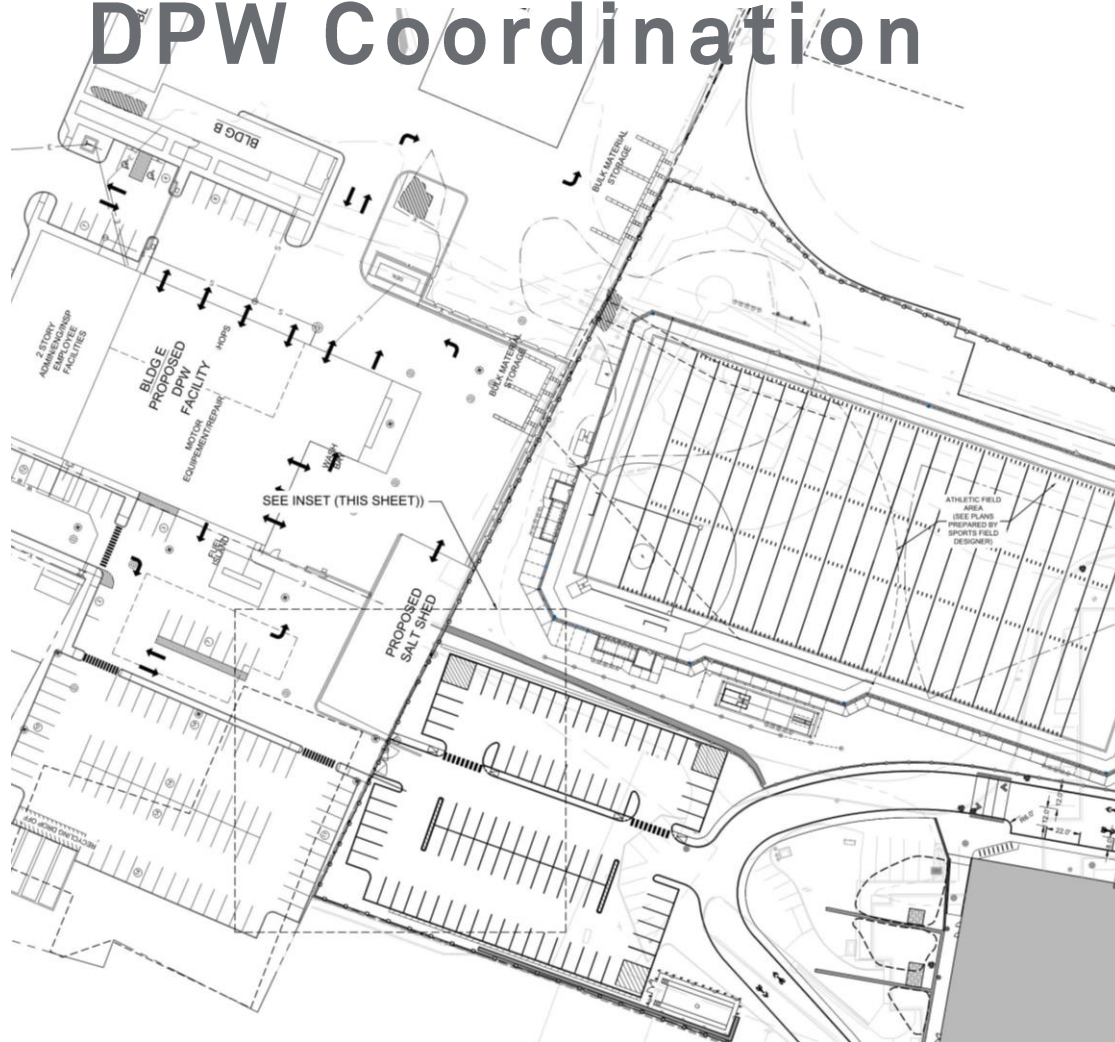


90% CONSTRUCTION DOCUMENTS
07-22-2020

Arlington High School
VEHICULAR & SIGNAGE PLAN
-PHASE 4-

C
2.0.4

DPW Coordination



DPW DRIVEWAY CONNECTION INSET

Other Updates

- Energy Model/LEED Scorecard – to be complete 08/04
- DPW Project Coordination – on-going
- Conservation Commission Process – next meeting 07/09

Arlington High School Building Committee Meeting
Tuesday, June 2, 2020
Conducted via Remote Participation
6:00 pm

Present: Jeff Thielman, School Committee Representative, Chair
Kathleen Bodie, Superintendent, Co-vice chair
Adam Chapdelaine, Town Manager, Co-vice chair
Kirsi Allison-Ampe, School Committee Representative
Francis Callahan, Community Member Representative
John Cole, Chair, Permanent Town Building Committee
Tobey Jackson, Community Member Representative
Matthew Janger, AHS Principal
Ryan Katofsky, Community Member Representative
Brett Lambert, PTBC Representative (absent)
Kate Loosian, Community Member Representative
Michael Mason APS Chief Financial Officer (absent)
William McCarthy, AHS Assistant Principal
Judson Pierce, Community Member
Sandy Pooler, Deputy Town Manager
Paul Raia, Disabilities Commission Representative (absent)
Brian Rehrig, Capital Planning Committee Member
Amy Speare, Community Member Representative
Shannon Knuth, Teacher Representative
Kent Werst, Teacher Representative

Also present: Jim Burrows, Victoria Clifford, Sy Nguyen, Skanska Inc.
Lori Cowles, Melissa Greene, HMFH Architects, Inc.
John LaMarre, Todd McCabe, Consigli Construction

Call to order: 6:00 pm

Chair of the Committee, Jeff Thielman, opened the meeting conducted by remote participation as outlined in Governor Baker's order suspending certain provisions of the open meeting law on March 12, 2020, and explained the procedure on taking votes.

Skanska Update

Jim Burrows reported that MSBA comments on the 60% construction documents came back with very few comments, the project team will respond to MSBA on Friday June 10, 2020.

John LaMarre reviewed the COVID-19 site specific safety plans for both AHS and the Parmenter School as follows:

COVID-19 Screening guide lines and protocols

- › Daily Safety Stand-down
- › Site-specific COVID-19 Daily Compliance
- › Consigli Self-certification Plan
- › Cleaning & Decontamination Plan
- › No-Congregation Rule – Social Distancing
- › Personal Protective Equipment (PPE)

- > Hand wash Stations
- > Personal Hygiene
- > Temperature Screening
- > Mandatory Reporting
- > Guidelines in the Event a Person On-site Tests Positive for Coronavirus

All information and data is shared with the Town and Skanska.

If an employee tests positive the site is shut down, subcontractors are notified, the Town and Board of Health are notified. Prior to reopening a group will be brought in to disinfect site.

Design Progress Update

Food service is in great shape and we will be submitting to the Board of Health for approval.

Temporary kitchen in phase 2 shifted over to the blue gym, looking at how to relocate to the gym and also how to reuse their serving line.

Fitness center – the Athletic Director and Physical Education Director to determine what equipment they want in that space.

LABBB have had numerous meetings and the LABBB Director approves of the design.

Daycare program spaces - two spaces have been created within the original 1 space with a reconfigured kitchen area.

Preschool has two different configuration of rooms worked out different layouts.

Department workspace and meeting space, work rooms and prep rooms.

Consigli Update

Demolition and abatement award is going to Costello in the amount of \$7,151,882 which is \$17,000 under budget.

The Finance subcommittee will meet on Thursday to approve and the full committee will vote approval at their next meeting.

EBP #3 contract was also awarded to Costello.

Parmenter – on time and on schedule

- ◆ Remaining mechanical room abatement complete by June 4th
- ◆ Basement foundations and slab work complete
- ◆ Construction of CMU elevator shaft underway at the end of May, continuing through June
- ◆ Primary building power for elevator tracking for end of June (Eversource)
- ◆ Elevator installation on track to begin June 23.

Arlington High School – on time and on track

- ◆ Exterior memorials removed and stored
- ◆ Top soil stripping of Phase 1 building footprint is underway
- ◆ Utility relocations underway to allow for 36”/48” storm line work to commence
- ◆ West parking lot, basketball court and extended staff parking preparation is ongoing.
- ◆ Front common starting the water line
- ◆ Early Bid Package #4, Phase 1 concrete and structural steel bids are due mid-June

Schedule Impacts on Covid

The Consigli Team reviewed possible schedule and timeline impacts due to Covid-19, noting that further schedule development is a continuous process and we be able to share a more detailed updated at the next meeting in July.

Subcommittee Report

- ◆ Communications –meeting scheduled for June 8th talk how to document via video project updates and create a time lapse documentary (ACMI)
- ◆ Finance – continues to review proposals –meeting on June 4th
- ◆ Interiors – none at this time
- ◆ Landscape & Exteriors –met on May 27th

Lori reported that at the landscape and exterior subcommittee they discussed:

- ◆ Site fencing and gate designs, overall fence diagrams, pedestrian gate diagrams and vehicle gate diagrams
- ◆ Bollard diagrams – standard, heavy duty and manual retractable
- ◆ Bike parking and storage for a total of 100 bikes and explored for expansion for bike storage.
- ◆ Planting diagrams for front lawn planting, woodland slope planting, wetland planting and meadow planting along with irrigation diagrams. Need to take another look at irrigation. Should be a higher priority item to bring back
- ◆ Memorials locations –reviewed existing memorials and where they could be placed in the future
- ◆ Bench layout and design
- ◆ Memorials time capsule not located to date. Families appreciative that we are keeping the memorials – will write a press release regarding what is being done with the memorials
- ◆ SMEPFP Ryan working on a building automation on bid proposals – HMFH sent over to Ameresco the latest roof layout to refine the how the arrays will look like and pv on the east parking. Also met to discuss the bio digester to get a sense of the requirements needed in order to be ready for hook up. Plan to meet at the end of June.
- ◆ Security – none
- ◆ Temp Use-Phasing –meeting on June 4th preschool packed and moved into the blue gym

Approval of Minutes

On a motion by Kathleen Bodie seconded by Adam Chapdelaine it was

Voted to approve the meeting minutes of April 7, April 14 and May 12, 2020

Meeting Schedule

Next meetings are scheduled for on July 7, August 4 and September 1, 2020.

90% Construction Documents will be completed August into September.

100% Construction Documents will be completed October 2, 2020.

New Business

None

On a motion by Kathleen Bodie seconded by Adam Chapdelaine it was:

Voted to adjourn at 7:30 p. m.

Roll Call: Unanimous

Submitted by:

Karen Tassone

Recording Secretary

AHS Building Committee

Ktassone@arlington.k12.ma.us